042.0	0007	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,046,700	/	1,046,700
USE VALUE:	1,046,700	/	1,046,700
ASSESSED:	1,046,700	/	1,046,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMONE JEAN M
Owner 2:	
Owner 3:	
Street 1:	53 WYMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,389 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3588 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5389.000	578,100	3,300	465,300	1,046,700
Total Card	0.124	578,100	3,300	465,300	1,046,700
Total Parcel	0.124	578,100	3,300	465,300	1,046,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.76 | /Parcel: 291.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29775
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!3609!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	578,000	3300	5,389.	465,300	1,046,600	1,046,600	Year End Roll	12/18/2019
2019	104	FV	438,800	3300	5,389.	494,400	936,500	936,500	Year End Roll	1/3/2019
2018	104	FV	438,800	3300	5,389.	360,600	802,700	802,700	Year End Roll	12/20/2017
2017	104	FV	411,000	3300	5,389.	314,100	728,400	728,400	Year End Roll	1/3/2017
2016	104	FV	411,000	3300	5,389.	267,600	681,900	681,900	Year End	1/4/2016
2015	104	FV	365,300	3300	5,389.	261,800	630,400	630,400	Year End Roll	12/11/2014
2014	104	FV	365,300	3300	5,389.	215,200	583,800	583,800	Year End Roll	12/16/2013
2013	104	FV	380,500	3300	5,389.	204,700	588,500	588,500		12/13/2012

PRINT

Date	Time
12/10/20	18:49:11

LAST REV

Date	Time
09/11/18	11:09:55
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3609

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16218-462		6/1/1985		65,000	No	No		A

USER DEFINED

Prior Id # 1:	29775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	922	Re-Roof	16,625	C				
2/13/2013	188	Renovate	9,500					
2/3/2013	146	Manual	2,000	C				
3/29/2002	191	Re-Roof	1,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Inspected	HS	Hanne S
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/22/2013	Info Fm Prmt	EMK	Ellen K
1/9/2009	Meas/Inspect	336	PATRIOT
4/5/2000	Inspected	264	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5389		Sq. Ft.	Site		0	80.	1.08	1									465,338						465,300	

Total AC/HA: 0.12371 | Total SF/SM: 5389 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,338 | Spl Credit | Total: 465,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	45	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94268286
Const Adj.:	1.00539947
Adj $ / SQ:	161.121
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785432
Depreciation:	207354
Depreciated Total:	578078

COMMENTS

HEAT FUEL BOTH GAS AND OIL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
1	6	3	M
Totals			
2	14	7	

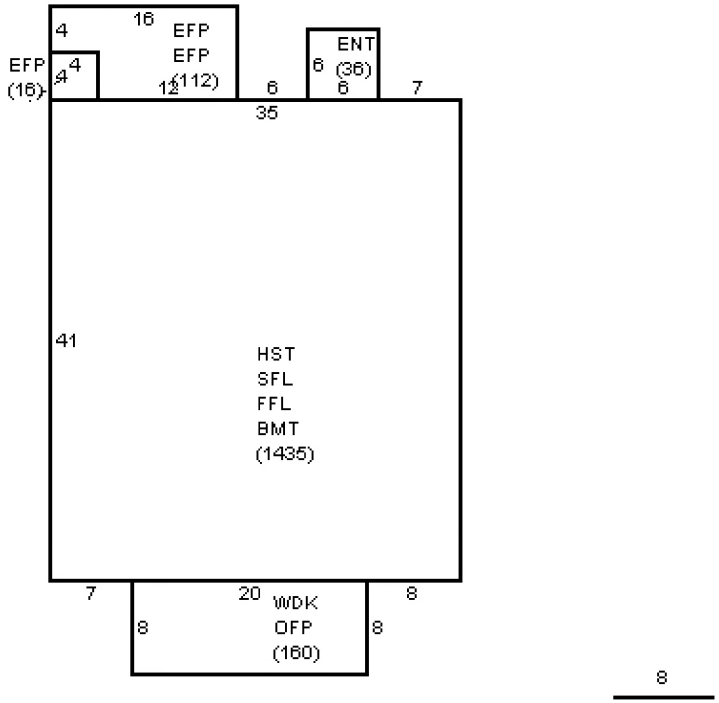
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.12
Special Features:	0	Val/Su Net:	102.88
Final Total:	578100	Val/Su SzAd	161.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,435	48.340	69,363
FFL	First Floor	1,435	161.120	231,209
SFL	Second Floor	1,435	161.120	231,209
HST	Half Story	718	161.120	115,605
EFP	Enclos Porch	240	38.780	9,306
OFP	Open Porch	160	26.960	4,313
WDK	Deck	160	12.320	1,971
ENT	ENTRY	36	26.540	956
	Net Sketched Area:	5,619	Total:	663,932

Size Ad	3587.5	Gross Are	6336	FinArea	3588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1925	27.63	T	40	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc